

AMENDMENTS TO ARTICLE 8 DEFINITIONS:

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Accessory Building: A subordinate building of not more than the greater of (i) 70% of the gross floor area of the principal structure and a footprint not more than 70% of the principal structure, or (ii) 2,500 sq. ft. ~~more than 1,200 square feet, the non-residential use of which is associated with and customarily subordinate to the principal building and which is located upon the same lot as the principal building.~~

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Banquet/Event Facility: A use in which the principal function is hosting ~~special occasion events~~ private parties at which food and beverages are served to groups of people, and which has facilities for the refrigeration and ~~heating~~ preparation of food, or which provides facilities for food through a caterer. Banquet/Event facilities, held indoors or outdoors, may also be an ancillary component of other uses such as, but not limited to: restaurants, hotels, bed and breakfasts, country inns, rural retreats, rural resorts, conference centers and similar uses.

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Bed and Breakfast Homestay: A private, owner occupied dwelling in which the frequency and volume of paying guests is incidental to the primary use of the building as a private residence. One to three guest rooms are made available to transient visitors. The establishment shall not contain restaurant facilities, but may provide food service for transient guests only.

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Bed and Breakfast Inn (formerly Bed and Breakfast Homestay and Bed and Breakfast Inn): A business operated in one or more structures which is used primarily for providing overnight accommodations to the public and which may include rooms for meetings as well as Banquet/Event Facility(ies) for private parties. ~~even though the An owner or manager may live on the premises.~~ The number of guest rooms may range from ~~three~~ four (4) to no more than ten (10) ~~twenty (20).~~ The establishment shall not contain restaurant facilities, but may provide food service for overnight guests or other transient guests only attending meetings or private parties.

Cluster Development (AR and RR Districts only): A type of development design that allows for the subdivision of a tract of land with a more compact residential design plus one or more large lots suitable for rural economy uses or common open space. Land not included within lots or required for public or private streets shall be maintained as common open space. Communal water and/or sewer systems are permitted under this development type within the common open space.

Country Club: A land area and structures containing a club house, dining and/or banquet facilities, conference rooms, spa, fitness facilities, or recreational facilities, available to members and their guests for a membership fee. A Country Club shall include an equestrian facility and/or a golf course and may include swimming pools, tennis courts, squash courts, stables and riding facilities.

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Country Inn: A business operated in one or more structures which offers overnight accommodations and may contain meeting rooms, dining, and banquet/event facilities in a predominately rural area. The number of overnight guest rooms may range from four (4) to forty (40). An owner may live on the premises. ~~Overnight accommodations are available, and~~ A Country Inn may include a full-service restaurant ~~provides breakfast, lunch and dinner to for~~ guests and the general public and meeting facilities. A Country Inn may also include a Banquet/Event Facility as an ancillary use

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Dwelling, Accessory: A dwelling or apartment within or detached from the principal dwelling of no more than ~~1,200~~ 2,500 square feet of gross floor area, the use of which is associated with and subordinate to the principal dwelling and which is located upon the same lot as the principal dwelling.

Originating Tract: A lot or parcel of land in the AR-1 or AR-2 Zoning District which is to be the subject of a subdivision through either the “Principal/Subordinate” or “Cluster” subdivision options as identified in the Zoning Ordinance. This designation is for the purpose of establishing a base density of development in order to implement these two subdivision options.

Principal Lot: One of the types of lots permitted within the Principal/Subordinate Subdivision Development Option. Permitted density is assigned to the Principal Lot for purposes of tracking the number of lots which can be subdivided within the development. The Principal Lot may be further subdivided up to the maximum number of lots assigned to the Originating Tract of the subdivision.

Principal/Subordinate Subdivision Option: A division of land in which a maximum lot yield is calculated for an Originating Tract based on the gross acreage of such tract. The Principal/Subordinate Subdivision option results in the creation of one Principal Lot and one or more Subordinate Lots. Lots are served by individual well and septic systems located on the subject lot.

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Private Parties: Events that are not open to the public and are by invitation only.

Rural Cluster Lot: A type of lot located within an AR-1 or AR-2 District cluster subdivision.

Rural Economy Lot: A type of lot located within an AR-1, AR-2, RR-1 or RR-2 District cluster subdivision. A minimum of one Rural Economy Lot is required to be located within any AR-1, AR-2, RR-1 or RR-2 cluster subdivision. The primary use of such lot is for rural economy uses, with residential uses permitted in association with a rural economy use.

Rural Residential Lot: A type of lot located within a RR-1 or RR-2 District cluster subdivision. The primary use of such lot is residential.

Sewer, Public: A central, communal or municipal wastewater treatment system serving more than two (2) lots owned or operated by a municipality, the Loudoun County Sanitation Authority (LCSA), or a public sewer (wastewater) utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia, for the collection, treatment and disposal of sewage.

Sewer System, Central: The sewage treatment system for Eastern Loudoun County owned and operated by the LCSA that is served by the Blue Plains and/or Broad Run treatment plants, and/or capacity supplied by the Upper Occoquan Sanitary Authority.

Sewer System, Communal: A sewage treatment system for the collection, treatment and/or disposal of sewage operated and/or owned ~~or operated by the LCSA,~~ or operated by a public sewer (wastewater) utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia that is designed to serve small-scale development, including clusters, where permitted by this Ordinance. Such system may serve only one lot, where a communal system is required by this Ordinance for a specific use.

Sewer System, Municipal: A sewage treatment system that is owned or operated by one or the incorporated towns within Loudoun County.

Sewage disposal system, individual: A complete system for the collection, treatment and/or disposal of sewage, located on the lot served.

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Special Event: A temporary commercial or festive activity or promotion at a specific location that is open to the public and is planned or reasonably expected to attract large assemblies of persons. ~~Temporary~~ Special events include, but are not limited to, carnivals, festivals, circuses, music fairs or concerts, tent revivals, art shows, crafts shows, rodeos, corn mazes, civil war reenactments, equestrian shows, firework displays and events, or similar events open to the public ~~corporate receptions, and weddings.~~ In addition, a private party held at properties other than a Banquet/Event Facility (e.g. Hotel, Conference Center, Restaurant, Bed and Breakfast, Country Inn, Rural Retreat or Rural Resort or similar facility) or which is held on property other than property which is occupied by the host, shall be deemed a special event. An outdoor event or outdoor private party held at a Bed and Breakfast that exceeds the limits for such events as contained in Section 5-601(B)(6)(c) of this Ordinance shall be deemed a Special Event, as shall an outdoor event or outdoor private party held at a Country Inn that exceeds the limits for such events as contained in Section 5-601(C)(7)(c). "Special event" does not include temporary or seasonal retail sales of goods, products, or services, such as temporary sales of Christmas trees, farm produce, fireworks, and other similar seasonal goods.

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Subordinate Lot: One of the types of lots permitted within the Principal/Subordinate Subdivision Development Option. Subordinate Lots may not be further subdivided.

Water, public: A central communal or municipal water supply system serving more than two (2) lots owned or operated by a municipality or the Loudoun County Sanitation Authority (LCSA) or a public water utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia for the purpose of furnishing potable water.

Water Supply System, Central: The water supply system for Eastern Loudoun County owned and operated by the LCSA for which the source of water is purchased from the City of Fairfax and County of Fairfax water supply system.

Water Supply System, Communal: A water supply system owned or operated by the LCSA or a public water utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia that is designed to serve small-scale development, including clusters, where permitted by this Ordinance. Such system may serve only one lot, where a communal system is required by this Ordinance for a specific use.

Water Supply System, Municipal: A water supply system that is owned or operated by one of the incorporated towns within Loudoun County.

Water supply system, individual: A water supply system located on the lot served.